



Subject: Methodology for calculating permit and plan check fees.

The City of Fresno has fairly comprehensive mechanisms for calculating fees, the following are excerpts from the City of Fresno Master Fee Schedule. This document does not propose to explain all fee calculation mechanisms, only sample representation of Permit and Plan Check fees. Please refer to the “Documents, Forms & Permits” section of the City of Fresno Webpage for the complete Master Fee Schedule.

The table excerpts below are only a representative sample of the larger tables found in the Master Fee Schedule.

Grading

Grading Plan check fees are calculated on the greater of the amount of cut or fill (earth removed or added).

Excerpt from Master Fee Schedule

50 cubic yards or less.....	\$55.66
51 to 100 cubic yards.....	88.25
101 to 1000 cubic yards.....	131.32
1001 to 10000 cubic yards.....	174.40
10001 to 100000 cubic yards.....Ea. 10000 or fraction over 10001.....	174.40+86.15
100001 to 2000000 cubic yards.....Ea. 10000 or fraction over 100001.....	949.75+52.53
Over 200,000 cubic yards.....Ea. 10000 or fraction over 200000.....	1475.05+26.27

Example; 20,000 cubic yards \$174.40 for the first 10000 yards plus \$86.15 for the second 10000 yards for a total plan check of 260.55.

Grading Permit fees are also based upon cut or fill from the following table

Excerpt from Master Fee Schedule

50 cubic yards or less.....	32.57
51 to 100 cubic yards.....	131.32
101 to 1000 cubic yards.....Ea. 100 or fraction over 100.....	131.32+59.886
1001 to 10000 cubic yards.....Ea. 1000 or fraction over 1000.....	670.29+53.582
10001 to 100000 cubic yards.....Ea. 10000 or fraction over 10000.....	1152.53+210.125
Over 100,000 cubic yards.....Ea. 100000 or fraction over 100000.....	3043.66+105.063

Example; 20,000 cubic yards \$1152.53 for the first 10000 yards plus 210.125 for the second 10000 yards for a total of \$1362.78.

Building

Building Permits (New Structure) are based upon the square footage of the building, modified by the use and type of construction, as specified by the Master Fee Schedule.

Excerpt from the Master Fee Schedule:

Occupancy		I II FR	IV	II N	V
		II 1-Hour			
B (Business)					
B	Banks	2.03	1.72	1.38	1.38
S-3	Canopies			.39	.39
F-1	Industrial Plants	.91	.60	.67	.58
B	Medical Offices	1.81	1.39	1.17	1.17
B	Offices	1.60	1.19	.92	.92
B	Restaurants	1.46	1.40	1.21	1.21
S-3	Service Stations		1.22	1.12	.78
M	Stores	1.22	.93	.74	.74
S-1	Warehouses	.77	.49	.44	.44

Example: 486,580 square foot industrial building with Type 1 concrete tilt up construction. Take your project square footage and multiply by the factor selected from the above table to ascertain the square footage used to calculate building permit fees. In this example, the calculation would be: 486,580 times .91 equals 443,188 equivalent square feet.

Excerpt from the Master Fee Schedule

Adjust floor area*

0 to 65 square feet		32.60
66 to 87 square feet	Each 4.35 or fraction over 65	32.57+2.364
88 to 1,086 square feet	Each 11.00 or fraction over 87	47.25+2.364
1,087 to 2,174 square feet	Each 14.50 or fraction over 1,086	262.75+2.364
2,175 to 4,348 square feet	Each 22.50 or fraction over 2,174	442.50+2.364
21,740 square feet and over	Each 43.50 of fraction over 21,739	2,100.00+2.364

The calculation would be \$2100.00 for the first 21,739 square feet and \$2.364 for each additional 43.5 square feet. The fee is \$2100.00 plus 9601 x \$2.364 = \$24,796.76

Plan Check

New building Plan check is 100% of permit.

Building Permits Interior or Addition/ Alteration fees are calculated based upon the value of the construction including all work. The value used for calculation would include all electrical, mechanical, plumbing, paper hanging, painting and all permanently installed equipment. Value is calculated by multiplying the square footage of the project by the cost per square foot of construction specified in the ICBO guide for construction. Interior only projects are reduced by 50% to offset the walls and roof not constructed. This value is then compared to the stated value of the project and the larger is used to calculate fees.

Excerpt from ICBO table:

Occupancy and Type	Cost per square Foot, Average	Occupancy and Type	Cost per square Foot, Average	Occupancy and Type	Cost per square Foot, Average
MEDICAL OFFICES:		INDUSTRIAL PLANTS:		STORES:	
Type I or II—F.R.....	110.20	Type I or II—F.R.....	93.50	Type I or II—F.R.....	76.30
Type II—1 Hour.....	85.30	Type II—1 Hour	89.30	Type II—1 Hour.....	46.70
Type II—N.....	81.00	Type II—N	89.30	Type II—N	45.50
Type III—1 Hour.....	89.80	Type III—1 Hour	80.90	Type III—1 Hour	56.70
Type III—N	86.20	Type III—N	77.20	Type III—N	53.20
Type V—1 Hour.....	83.40	Tilt Up	27.60	Type V—1 Hour	47.80
Type V—N	80.50	Type V—1 Hour	38.00	Type V—N	44.20
CONVALESCENT HOSPITALS:		PRIVATE GARAGES:		HOTELS AND MOTELS:	
Type I or II—F.R.....	128.70	Wood Frame.....	22.50	Type I or II—F.R.....	93.50
Type II—1 Hour	89.30	Masonry	25.40	Type III—1 Hour	80.90
Type III—1 Hour.....	91.60	Open Carports.....	15.30	Type III—N	77.20
Type V—1 Hour	86.40			Type V—1 Hour	70.40
				Type V—N	69.00

The valuation is then applied to the Master Fee Schedule.

Excerpt from Master Fee Schedule

Building Permit

(Based on total valuation of
Improvements)

\$1 to \$1,500	Permit	56.43
\$1,501 to \$2,000	Ea. \$100 or fraction over \$1,500	56.73+3.46
\$2,001 to \$25,000	Ea. \$1,000 or fraction over \$2,000	74.00+14.70
\$25,001 to \$50,000	Ea. \$1,000 or fraction over \$25,000	412.00+11.00
\$50,001 to \$100,000	Ea. \$1,000 or fraction over \$50,000	688.00+7.50
\$100,001 to \$500,000	Ea. \$1,000 or fraction over \$100,000	1,063.00+4.20
\$500,000 and over	Ea. \$1,000 or fraction over \$500,000	2,744.00+2.63

Example: \$6,985,345. The formula is \$2744 for the first \$500,000.00 and \$2.63 for each additional \$1000.00 The calculation $\$2744 + (6486 \times 2.63) = \19802.18 .

Plan Check

Plan Check is 85% of the permit

Plumbing Permit

Plumbing permits are based on actual installed fixtures as shown on submitted plans, exception being residential construction which is based on number of restrooms.

Excerpt from fee worksheet:

NO.	ITEM	NO.	ITEM
1	Automatic Gas Valve		Septic Tank Fill
1	Bar Sink	1	Urinal
	Floor Drain		Water Softener
TOTAL UNITS <u>3</u> X 9.50			
1	Backflow Preventor	11.50	11 50
1	Building Sewer	30.50	30 50
1	Spk. 1 st 5 valves Comm. & Indust.	24.00	24 00
6	Spk. Over 5 valves – ea. Valve	5.75	34 50
	Medical Gas Systems (Doctor's Offices)	78.00	
	Other (Specify)		

Multiply the counts by their corresponding fee and total the column add \$20 base fee for permit total.
In this case \$129.00 + \$20.00 = \$149.00.

Plan Check

Plan Check fee equals 28% of the permit

Mechanical Permits

Commercial Mechanical permits are based on installed equipment, residential is based on square footage ranges. (ie: 1 to 1500, 1500 to 3000)

Excerpt from Fee worksheet

COMMERCIAL & INDUSTRIAL (New Construction, Additions or Remodels)			
	Heating and/or Cooling Equipment w/o Duct Work		
5	Less Than 7 ½ tons or 250 BTU	12.50	
	7 ½ tons thru 15 tons or 400 BTU	20.00	
	Over 15 tons or 400 BTU	33.00	
	Evaporative Cooler w/dust work	22.00	

COMMERCIAL & INDUSTRIAL (New Construction, Additions, or Remodels)				
2	Suspended Unit or Radiant Heater	19.00		
	Windows A/C Units/Wall Mtd. Heat Pump	7.40		
5	Restroom Exhaust Fan w/Duct work	7.40		
	Other Exhaust Fan System w/Duct work	12.50		
	Other Exhaust Fan System w/o Duct work	7.50		
	Kitchen Hood & Ventilation System – Type I	78.00		
	Kitchen Hood & Ventilation System – Type II	35.00		
	Cold Box Fan Coil Unit	12.50		
	Chiller /Absorption Unit/Reing. Comp	37.00		
2	Boiler	37.00		
	Cooling Tower/Evaporative Condenser	22.00		
	Air Distribution Devices w/Duct work (VAV. Fan Coil. Etc.)	7.40		
	Air Handler 0-3000 CFM	2.50		
	3001 – 6000 CFM	20.00		
	Over 6000 CFM	26.50		
	Duct Work for Each Air Handler/A.C. Unit			
	Less than 7 ½ tons or 0-300 CFM	12.50		
	7 ½ tons Thru 15 tons or 3001-6000 CFM	19.00		
	Over 15 tons or 3001-6000 CFM	26.50		
	Replacement or Repair of Htg. & Cooling Eq./Evap. Cooler	12.50		
	Gravity Ventilation System	7.40		
	Other (Specify):			

Multiply the counts by their corresponding fee and total the column add \$20 base fee for permit total. In this case \$202.00 + \$20.00 = \$222.00

Plan Check

Plan check fee equals 100% of the permit fee.

Electrical Permit

Electrical permits are based upon installed fixtures, circuits and equipment as specified in the submitted plans.

Excerpt from fee worksheet:

OUTLETS (Recep., Switches, Fixtures)				
1	1 st 10 outlets or portion	12.20	24	20
9	Additional outlets, ea.	1.75	15	75

APPLIANCES				
	Residential Each	13.50		
5	Commercial Each	39.00	195	00
	Commercial Cases Each	24.20		

FIXTURES				
1	1 st 10 Fixtures or portion	24.20	24	20
9	Additional fixtures, ea.	1.75	15	75
	Fixtures on Pole ea. Pole	18.00		

SIGNS/GAS TUBE LIGHTING				
	Gas tube lighting	26.30		
	Alteration Existing Sign	26.30		

SERVICE (Including 1 meter) & SUBFEEDERS				
	Not over 100 amps.	18.00		
	101 amps to 200 amps.	20.20		
	201 amps to 400 amps.	77.00		
	401 amps to 600 amps.	123.00		
	601 amps to 1200 amps.	159.00		
	Over 1200 amps.	235.00		
	Ea. Additional meter	13.60		
	Services over 600 volts	280.00		

MISCELLANEOUS				
1	Sprinkler Time Clock	26.30	26	30
	Solar	26.30		
	Welder/X-ray Dental Units	30.50		
	Welder/S-ray Outlets ea.	18.00		
1	Factory Wired Panel/Unit	46.00	46	00
	Power Pole	71.00		
1	UFER Ground	39.00	39	00

Multiply the counts by their corresponding fee and total the column add \$20 base fee for permit total. In this case \$386.20 + \$20.00 = \$406.20

Plan Check

Plan check fee equals 75% of the permit fee.